

El Sobrante Municipal Advisory Council

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

Chair: George Cleveland **Vice Chair:** James Hermann **Secretary:** Tom Owens
Treasurer: Vacant **Members at-Large:** Barbara Pendergrass

The El Sobrante Municipal Advisory Council (ESMAC), or subcommittees of the ESMAC will provide reasonable accommodation, for persons with disabilities planning to attend ESMAC meetings or ESMAC sub committee meetings who contact the chair, Barbara Pendergrass at least 24 hours before the meeting. Phone Number 510-231-8692.

"Printed agendas are available for review at the El Sobrante Library and the Sheriff's Annex.
Electronic copies are available for download at www.cocobos.org/gioia/elsobrantemac"

AGENDA for Wednesday, March 9, 2016 7:00 P.M.

Pledge of Allegiance

Call to Order/Welcome/ Roll Call

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Sean Yates,
Questions – limit 2 minutes per speaker

P.2 Presentation by Officer John Pruitt, California Highway Patrol
Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire Battalion Chief, Jim Huntze
Questions – limit 2 minutes per speaker

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report.
Questions – limit 2 minutes per speaker

Public Comment – For items not on the agenda
Limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department- see attachments for detail

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee
Questions – Limit 2 minutes per speaker

Information Items

10.1 – *Contra Costa County Zoning Administrator*, Monday, March 7, 2016, 30 Muir Rd. Martinez, 1:30pm

10.2 – *County Planning Commission*, Tuesday, March 8, 2016, 30 Muir Rd. Martinez, 7:00pm

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Out Reach

Public Comment – For items not on the agenda
Limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Adjournment



Date 2/18/16

DISTRIBUTION		<i>Please submit your comments to:</i>
<u>Internal</u>		Project Planner <u>Daniel Barrios</u>
<input checked="" type="checkbox"/> Building Inspection	<input type="checkbox"/> Grading Inspection	Phone # <u>925-674-7788</u>
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs	E-mail _____ @dcd.cccounty.us
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner	County File # <u>VR16-1007</u>
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff	Prior to <u>March 11, 2016</u>
<input type="checkbox"/> APC Floodplain Tech	<input type="checkbox"/> County Geologist	*****
<u>Health Services Department</u>		We have found the following special programs apply to this application:
<input checked="" type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials	<u>No</u> Active Fault Zone (Alquist-Priolo)
<u>Public Works Department</u>		<input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____
<input type="checkbox"/> Engineering Services (Full-size)	<input type="checkbox"/> Traffic	<input checked="" type="checkbox"/> Yes 60-dBA Noise Control
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts	<u>No</u> CA EPA Hazardous Waste Site
<u>Local fire@cccfd.org</u>		*****
<input checked="" type="checkbox"/> Fire District <u>Contra Costa Fire</u>		AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.
<input checked="" type="checkbox"/> Sanitary District <u>West County Wastewater</u>		Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached
<input checked="" type="checkbox"/> Water District <u>EBMUD</u>		_____
<input checked="" type="checkbox"/> City of <u>Richmond</u>		_____
<input type="checkbox"/> School District(s) _____		_____
<input type="checkbox"/> LAFCO		_____
<input type="checkbox"/> Reclamation District # _____		_____
<input type="checkbox"/> East Bay Regional Park District		_____
<input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD		_____
<input checked="" type="checkbox"/> MAC/TAC <u>EI Sobrante</u>		_____
<input type="checkbox"/> Improvement/Community Association		_____
<u>Others/Non-local</u>		_____
<input type="checkbox"/> CHRIS – Sonoma State		_____
<input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta		_____
<u>Additional Recipients</u>		_____
<u>EI Sobrante P&Z</u>		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		Print Name _____
_____		Signature _____ DATE _____
_____		Agency phone # _____



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

VARIANCE PERMIT APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
OWNER		APPLICANT		
Name <u>Kelly and Vickie Fleming</u>		Name <u>Same</u>		
Address <u>4214 Fariss Ln</u>		Address		
City, State/Zip <u>El Sobrante, CA 94803</u>		City, State/Zip		
Phone <u>510-734-4478</u> email <u>kelly.fleming@nf.com</u>		Phone email		
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u>Kelly Fleming</u>		By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature _____		
CONTACT PERSON (optional)		PROJECT DATA		
Name <u>Kelly Fleming</u>		Total Parcel Size: <u>6,600 sq ft</u>		
Address		Estimated Project Value:		
City, State/Zip <u>All same as above</u>		Proposed Square Footage: <u>600</u>		
Phone email				
Project description (attach supplemental statement if necessary):				
<u>Reconfiguring existing living space used only for storage now. This is already within the current bldg envelope and taxed as living space. Add bath, kitchen, ob</u>				
<div style="display: flex; justify-content: space-between;"> ↓ FOR OFFICE USE ONLY ↓ ↓ FOR OFFICE USE ONLY ↓ ↓ FOR OFFICE USE ONLY ↓ </div>				
Project description: <u>Applicant requests approval of a variance to off-street parking to allow the establishment of an approximately 600 square-foot residential second unit conversion of the downstairs portion of an existing residence with no building envelope expansion.</u>				
Property description: <u>Lot 23 of Tract 2000 (Foster Tract No. 1)</u>				
Ordinance Ref.: <u>82-24.012(1)</u>	TYPE OF FEE	FEE	CODE	Assessor's #: <u>425-122-003</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit	\$1,000	S-044	Site Address: <u>4214 Fariss Ln.</u>
Fire District: <u>Consolidated</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>R-6</u>
Sphere of Influence: <u>Richmond</u>	Notification Fee	<u>15.00 / 30.00</u>	S-052	Census Tract:
Flood Zone: <u>X</u>	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	S-048	Atlas Page:
Panel Number:	Environmental Health Dept.	<u>57.00</u>	5884	General Plan: <u>SH</u>
x-ref Files:	Other:			Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
				Supervisory District: <u>1</u>
				Received by: <u>Daniel</u>
Concurrent Files:	TOTAL	\$ <u>1,087.00</u>		Date Filed: <u>2/17/16</u>
	Receipt	# <u>160001890</u>		File # <u>VR16-1007</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

POR. LOT 127 SAN PABLO RANCHO
 A-TRACT 2000 (FOSTER TRACT NO. 1)

TAX CODE AREA

CT. 3630.00

1976-1 35 L.S.M.24 6-18-65 MS64-0264 PD72-0898
 PD72-0403 PD92-0072

2-160 PM 13

11-16-92 MS90-0192
 PD93-0001

LOT 353

4

LOT 345

5

LOT 154

See MS64-0264 File

Preliminary
 soils report
 required prior
 to issuance
 of building permit

NOTE: Possible extension
 of Farris Ln.
 Tell applicants to check with
 Public Works Dept.
 7/25/83



FARRIS

FOSTER

LANE

GARDEN

RD. FEES

D-73

MAJOR RD.

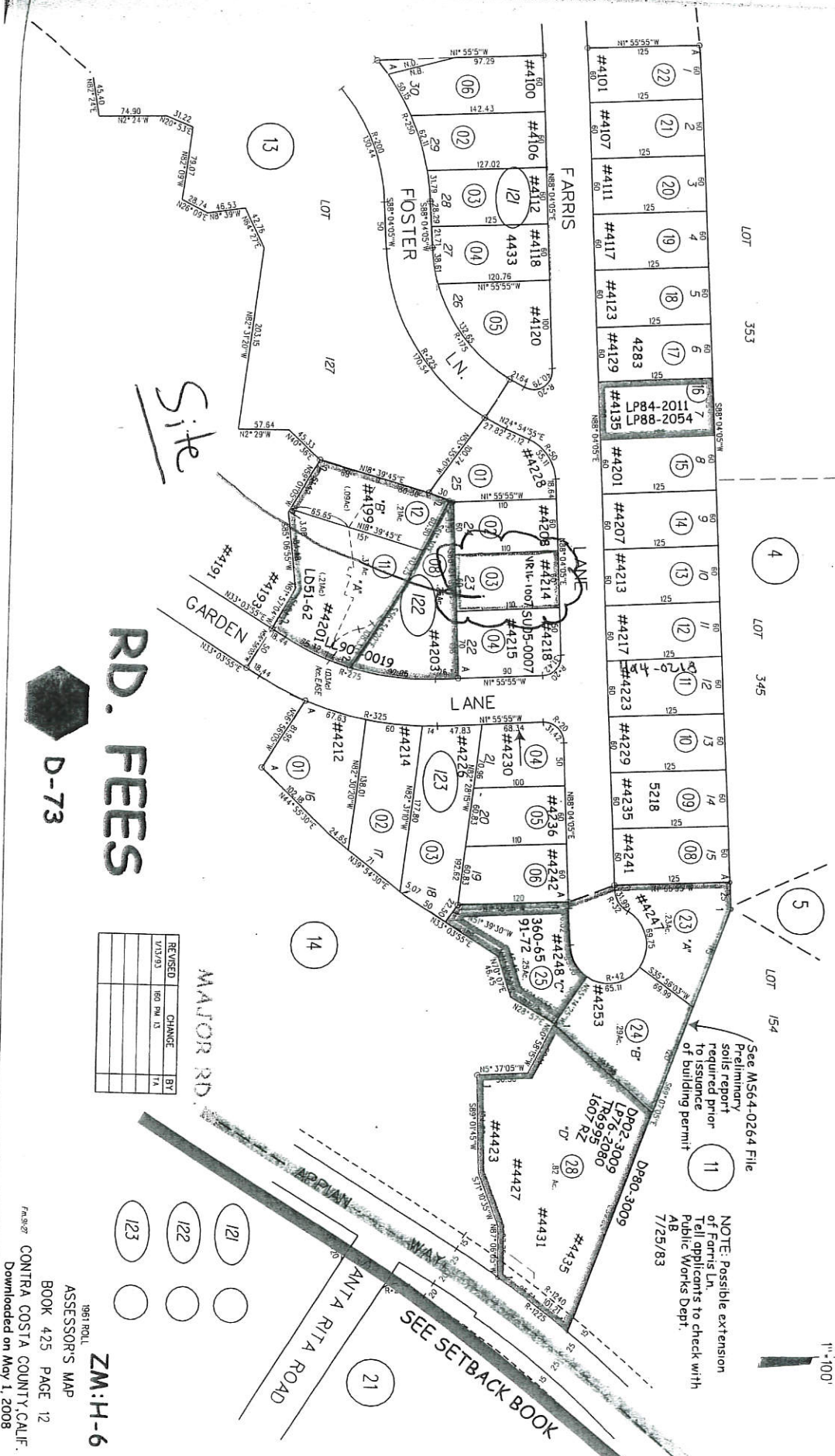
SEE SETBACK BOOK

ANTA RITA ROAD

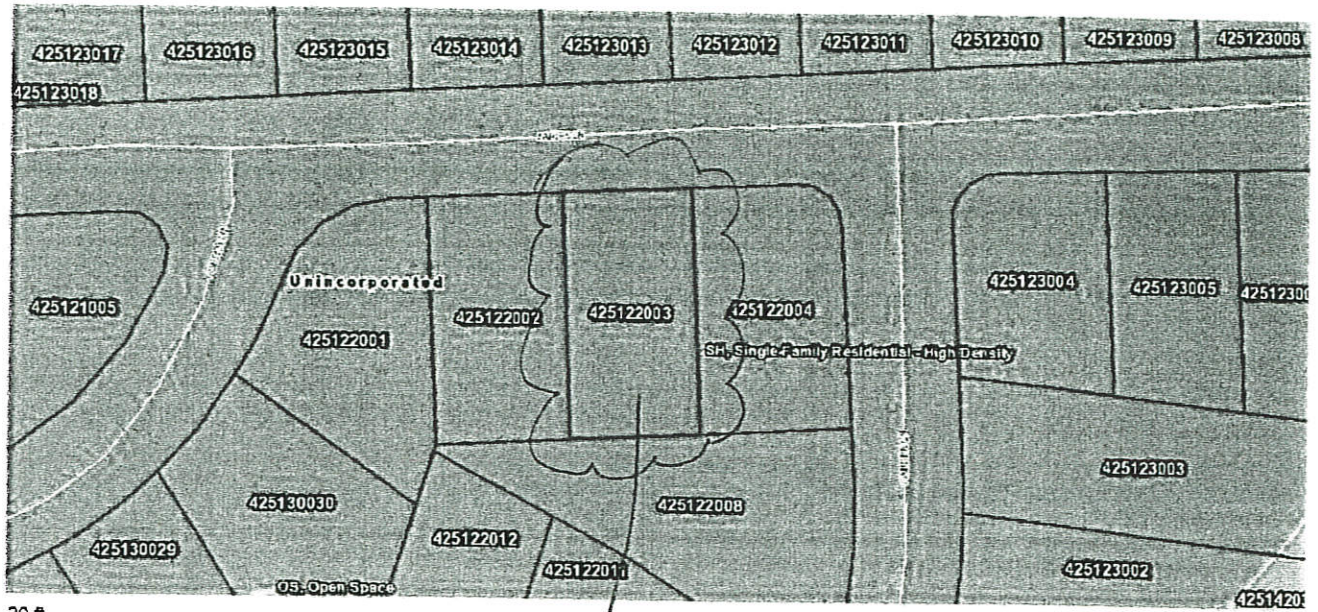
REVISED	CHANGE	BY
1/13/83	801 PM 13	TA

ZM:H-6

1061 ROLL
 ASSESSOR'S MAP
 BOOK 425 PAGE 12
 CONTRA COSTA COUNTY, CALIF.
 Downloaded on May 1, 2008



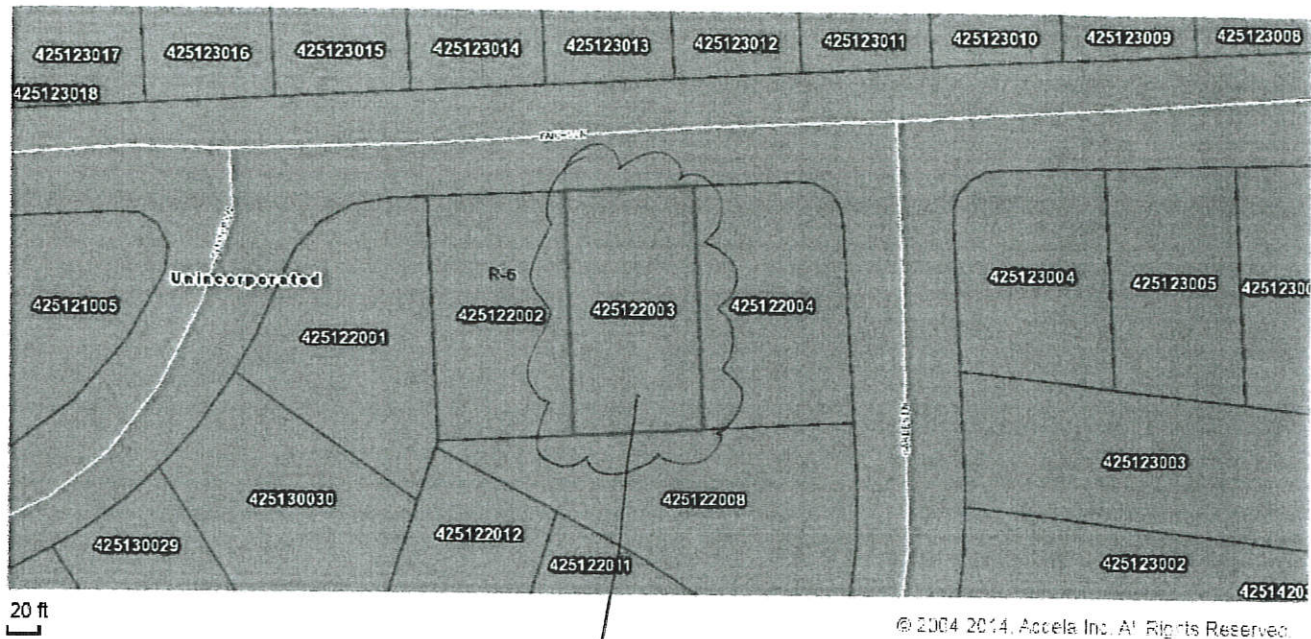
General Plan: Single-Family High Density



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Site

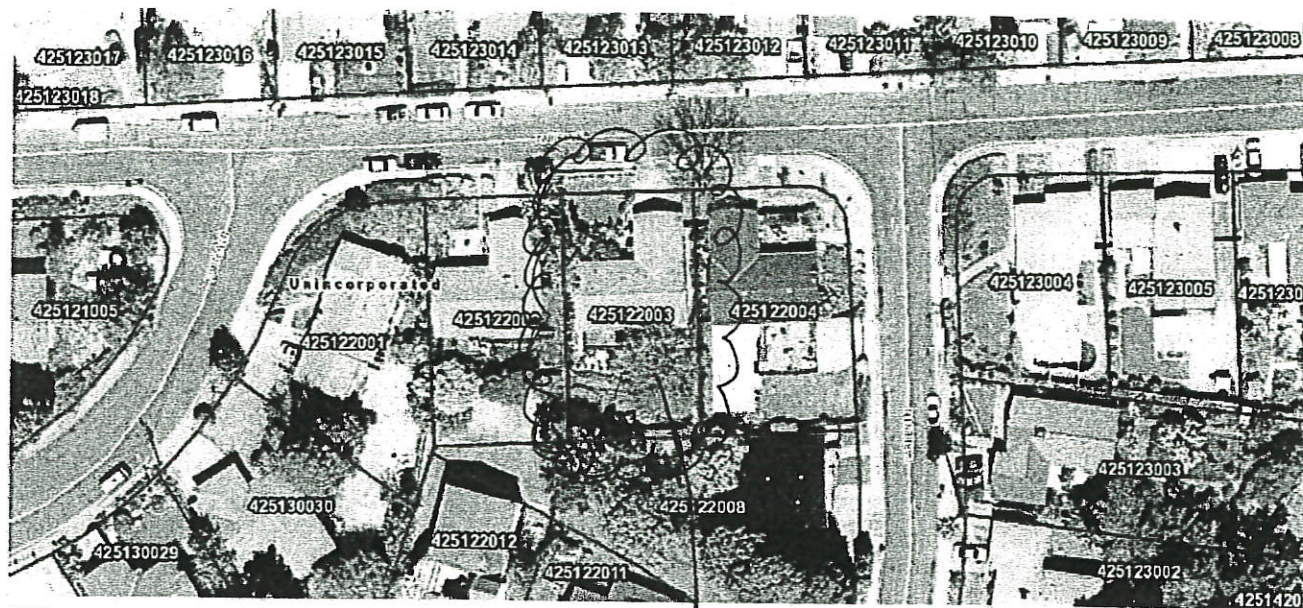
Zoning: R-6



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Site

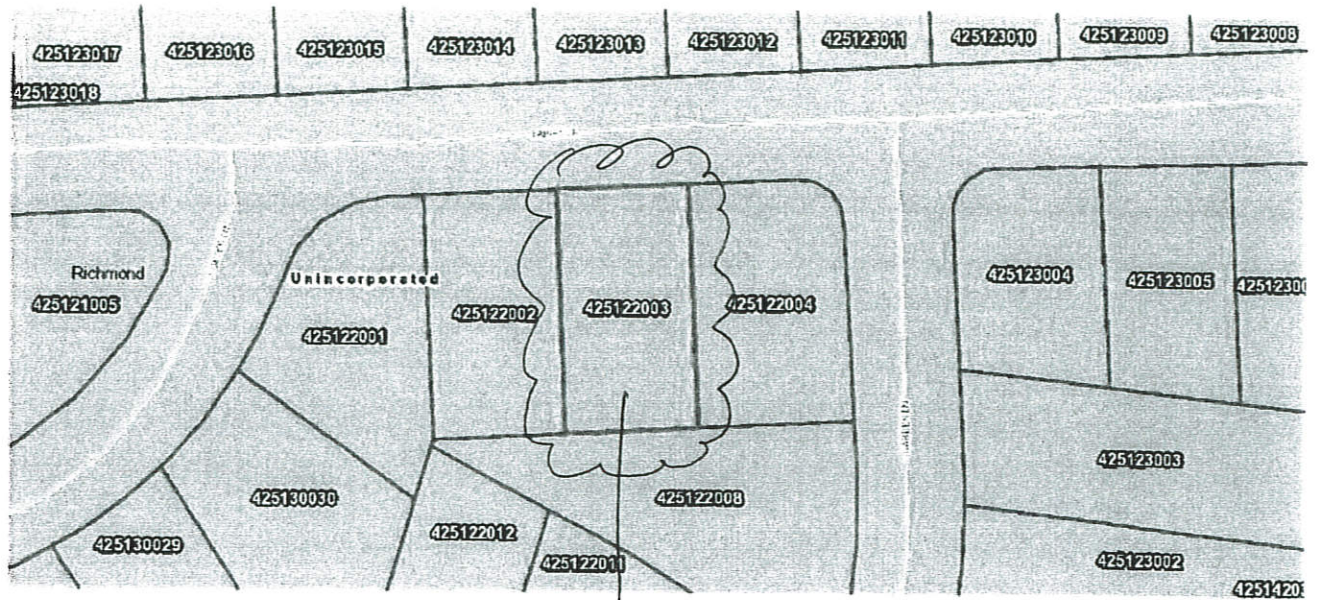
Aerial Photo (2008)



© 2004-2014, Acura Inc. All Rights Reserved

Site

Sphere of Influence: Richmond



© 2004-2014, Acuteia Inc. All Rights Reserved

Site

APPROVED
JULY 17, PM 4:19
NR 16 1007

West property line
setback 9'4"



44' 8"

Curb to Garage
setback 28'

East property
line
setback 6'

South property line setback 30' 8"

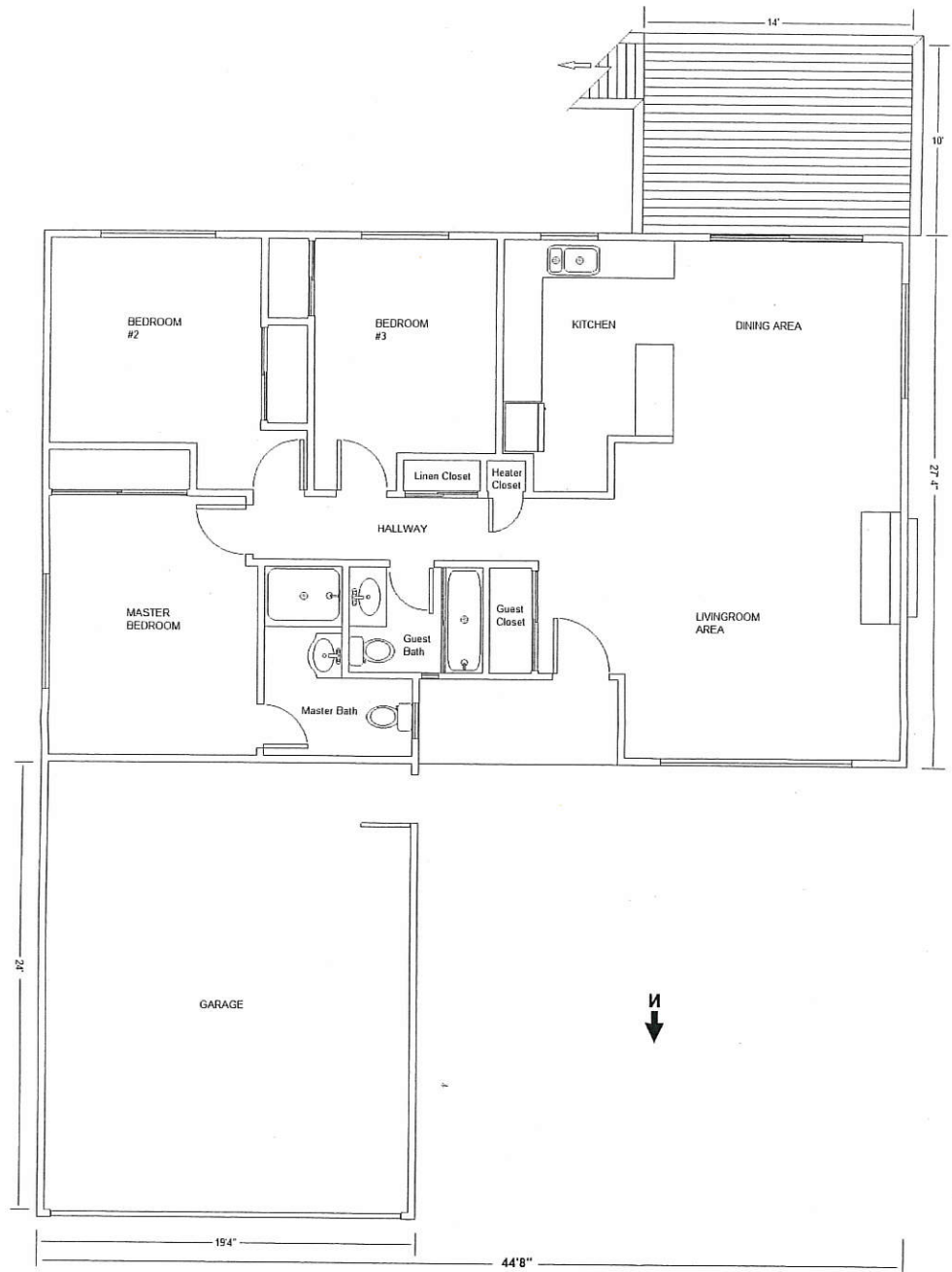
110'

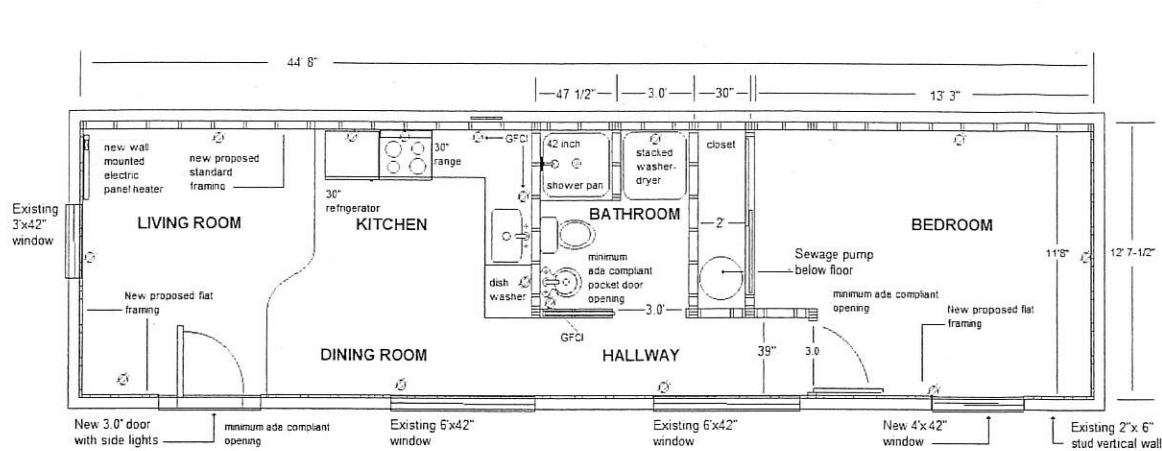
60'

Property line/ plot size plan Owner: Kelly Fleming @ 4214 Fariss Ln. El Sobrante, Ca. 94803

total lot sq ft = 6,600 total bldg footprint sq ft = 1,670

Drawn by
CMR Construction &
Design
Scale 1/4" = 1'
01.13.16

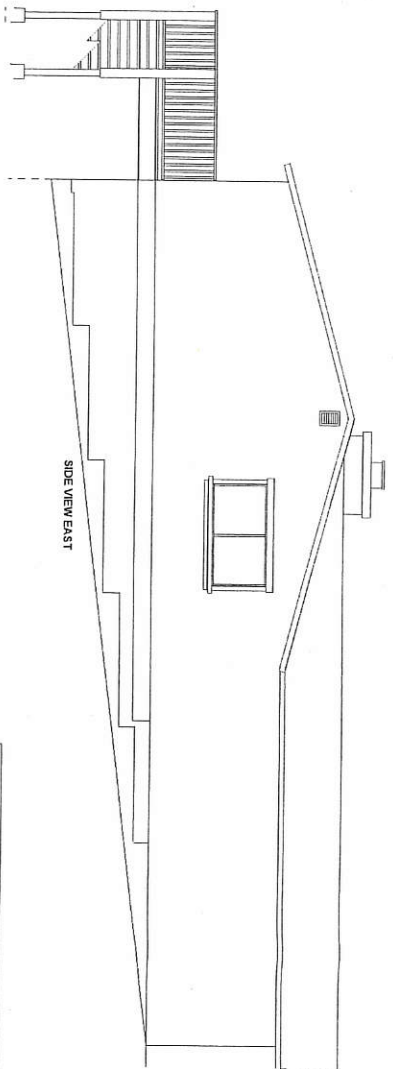




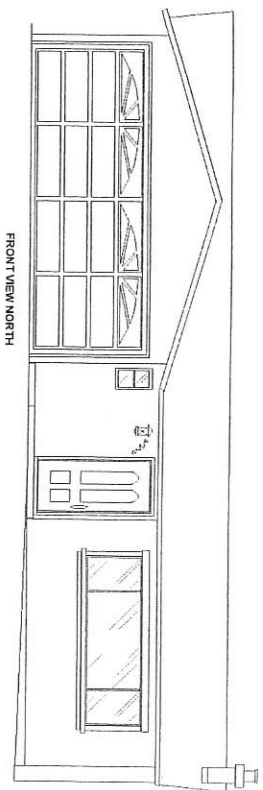
Floor Plan for basement conversion. Owner: Kelly Fleming @ 4214 Fariss Ln. El Sobrante, Ca. 94803

Drawn by
CMR Construction &
Design

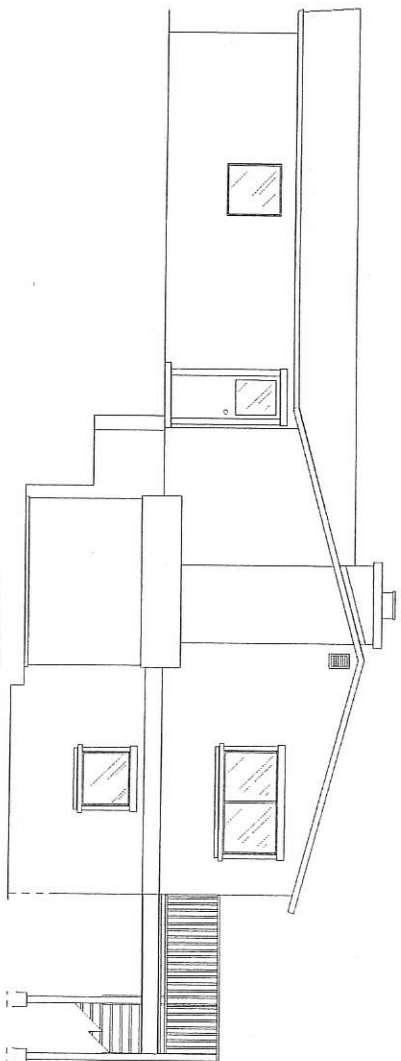
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10/13/2015



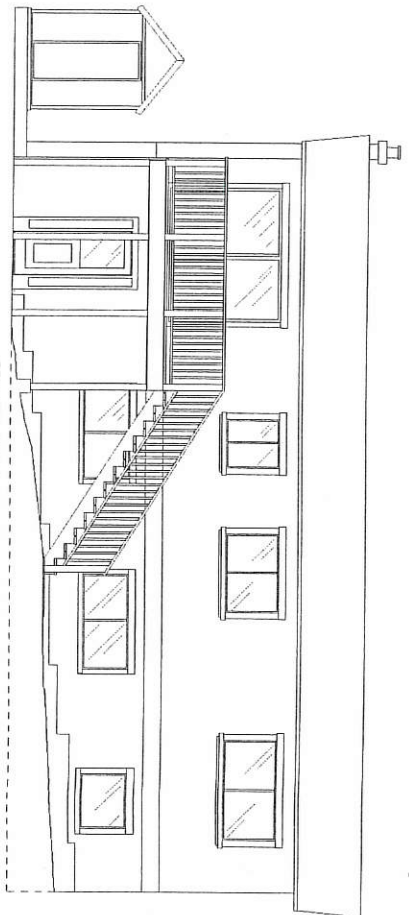
SIDE VIEW EAST



FRONT VIEW NORTH



SIDE VIEW WEST



REAR VIEW SOUTH

Date 2/24/16

DISTRIBUTION

Internal

<input checked="" type="checkbox"/> Building Inspection	<input checked="" type="checkbox"/> Grading Inspection
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff
<input checked="" type="checkbox"/> APC Floodplain Tech	<input checked="" type="checkbox"/> County Geologist

Health Services Department

☒ Environmental Health ☐ Hazardous Materials

Public Works Department

☒ Engineering Services (Full-size) ☒ Traffic

☒ Flood Control (Full-size) ☒ Special Districts

Local fire@cccfpd.org

☒ Fire District Contra Costa

☒ Sanitary District West County Waste

☒ Water District EBMLID

☒ City of Richmond

☒ School District(s) W Contra Costa

☐ LAFCO

☐ Reclamation District # _____

☐ East Bay Regional Park District

☐ Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC EI Substate

☐ Improvement/Community Association

Others/Non-local

☒ CHRIS – Sonoma State

☒ CA Fish and Wildlife, Region 3 – Bay Delta

☒ Native American Tribes X5

Additional Recipients

EI Substate Planning & Zoning

Please submit your comments to:

Project Planner Sean Tully

Phone # 925-674-7800

E-mail Sean.Tully @dcd.cccounty.us

County File # DP16-3016

Prior to March 16, 2016

We have found the following special programs apply to this application:

No Active Fault Zone (Alquist-Priolo)

AE Flood Hazard Area, Panel # _____

Yes 60-dBA Noise Control

NO CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

CONTRA COSTA

2016 FEB 18 AM 11:08

DEVELOPMENT PLAN APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

PROPERTY OWNER(S) Name Rong Mou	APPLICANT Name I Kuan Choi
Address 915 Clark Place	Address 915 Clark Place
City, State/Zip El Cerrito, CA 94530	City, State/Zip El Cerrito, CA 94530
Phone 510-384-8801 email	Phone 510-685-8973 email ikuanchoi@gmail.com
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u>Rong Mou</u>	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature <u>I Kuan Choi</u>
CONTACT PERSON (optional) Name	PROJECT DATA
Address	Total Parcel Size: 90,243 sf
City, State/Zip	Proposed Number of Units: 16
Phone email	Proposed Square Footage: 21,404 sf
	Estimated Project Value: 2.3 millions
Project description (attach supplemental statement if necessary): See attached project description	

↓ **FOR OFFICE USE ONLY** ↓

Project description: The applicant requests the approval of a development plan for mixed use development to construct 8 duplex buildings, totaling 16 new apartment units, and tree removal, on two lots that equal 2.07 acres.

Property description: Lots 63, 64, 58 of Santa Rita Acres #1; In total 2.07 ac.

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: 425-210-014/017/018
Area: <u>El Sobrante</u>	*Base Fee/Deposit	\$3500	S-0390	Site Address: 4448/4426 Appian V
Fire District: <u>Contra Costa</u>	Late Filing Penalty (+50% of above if applicable)		S-066	0 Santa Rita Rd
Sphere of Influence: <u>Richmond</u>	#Units ____ x \$195.00		S-014	Zoning District: <u>P-1</u>
Flood Zone: <u>AE/B/X</u>	____ Sq. Ft. x \$0.20			Census Tract:
Panel Number:	Notification Fee	15.00 / 30.00	S-052	Atlas Page:
x-ref Files:	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	General Plan: <u>ML/M-11</u>
	Environmental Health Dept.	57.00	5884	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Other:			Supervisory District: <u>1</u>
Concurrent Files:	TOTAL	\$3662. ⁰⁰		Received by: <u>Dominique V</u>
	Receipt	#160001937		Date Filed: <u>2/18/16</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				File #DP16-3010

INSTRUCTIONS ON REVERSE

Appian Creek Villagio Project Description:

This application is a creative merging of two parcels. First the adaptive re-use of an underutilized M 11 zoned parcel with a dental office on it to access two undeveloped parcels zoned medium density to the rear of the M11 parcel. The synergy created by using one underutilized parcel to access two landlocked medium density parcels is the magic of this proposal. This proposal saves the integrity of the Appian Creek Riparian corridor by using the M11 zoned parcel as an access and thereby saving the Riparian corridor of a destructive bridge.

This application adds two living units to the M11 parcel, and will modify the driveway to accommodate an access road to the two merged rear parcels. The Front parcel will remain M-11. The two rear parcels will be merged into one medium density parcel.

In Summary, we are merging the two rear medium density parcels into one and building 7 duplex structures for a total of 14 units. The M-11 parcel in front we are building 2 additional units. In total we will be adding 16 units. All have the required covered and guest parking spaces required by the zoning code. We are also providing on-site drainage filtration and discharge to Appian Creek. We are also protecting the wildlife and biological resources of the Riparian Corridor associated with the development.

Jonathan Livingston

A. SANTA RITA ACRES-UNIT NO1
B. SANTA RITA ACRES-UNIT NO2

MB.22-645
MB.22-649

11

10

TAX CODE AREA
CT. 3602.00

SEE SETBACK BOOK WAY

1- 28P M.21 5-3-73
MS73-0023/PD73-0157
2- 76P M.42843 5-11-79
MS76-0052/PD76-0267

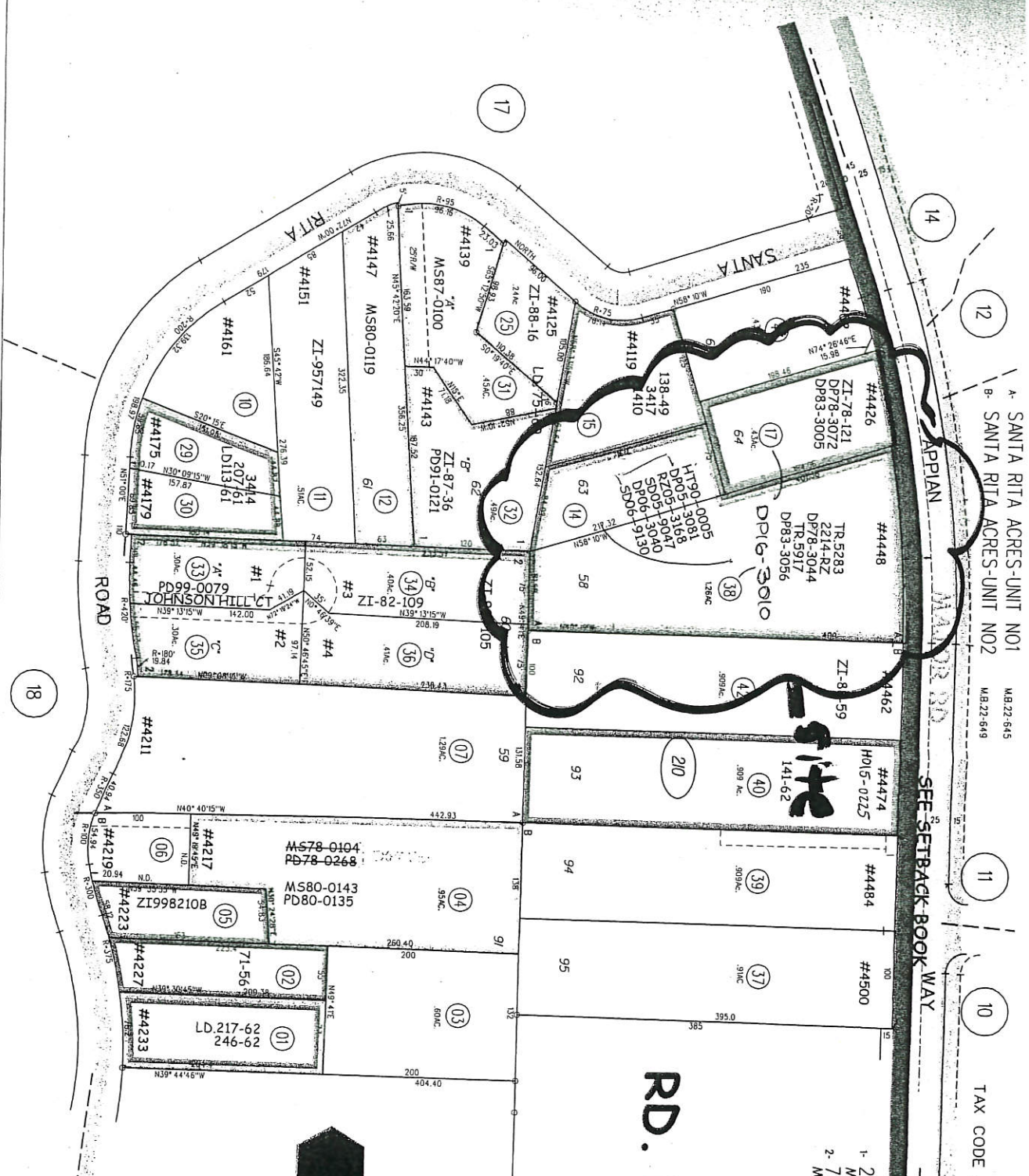
RD. FEES

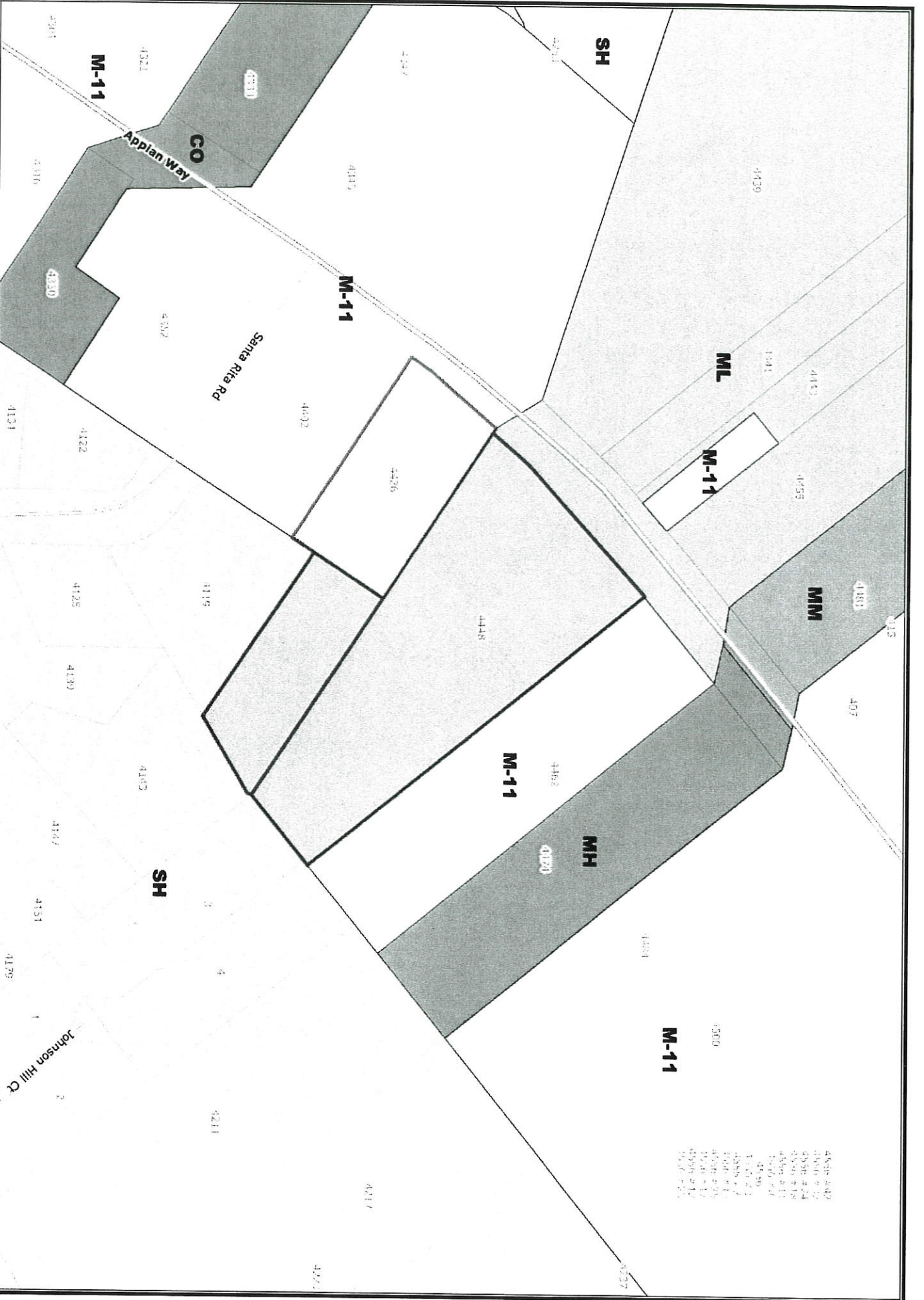


D-73

ZM:H-6
J-6

1981 ROLL
ASSESSOR'S MAP
BOOK 425 PAGE 21
CONTRA COSTA COUNTY, CALIF.
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General Plan: Applan Way General Mixed Use (M-11)/Multi-Family Low-Density (ML)

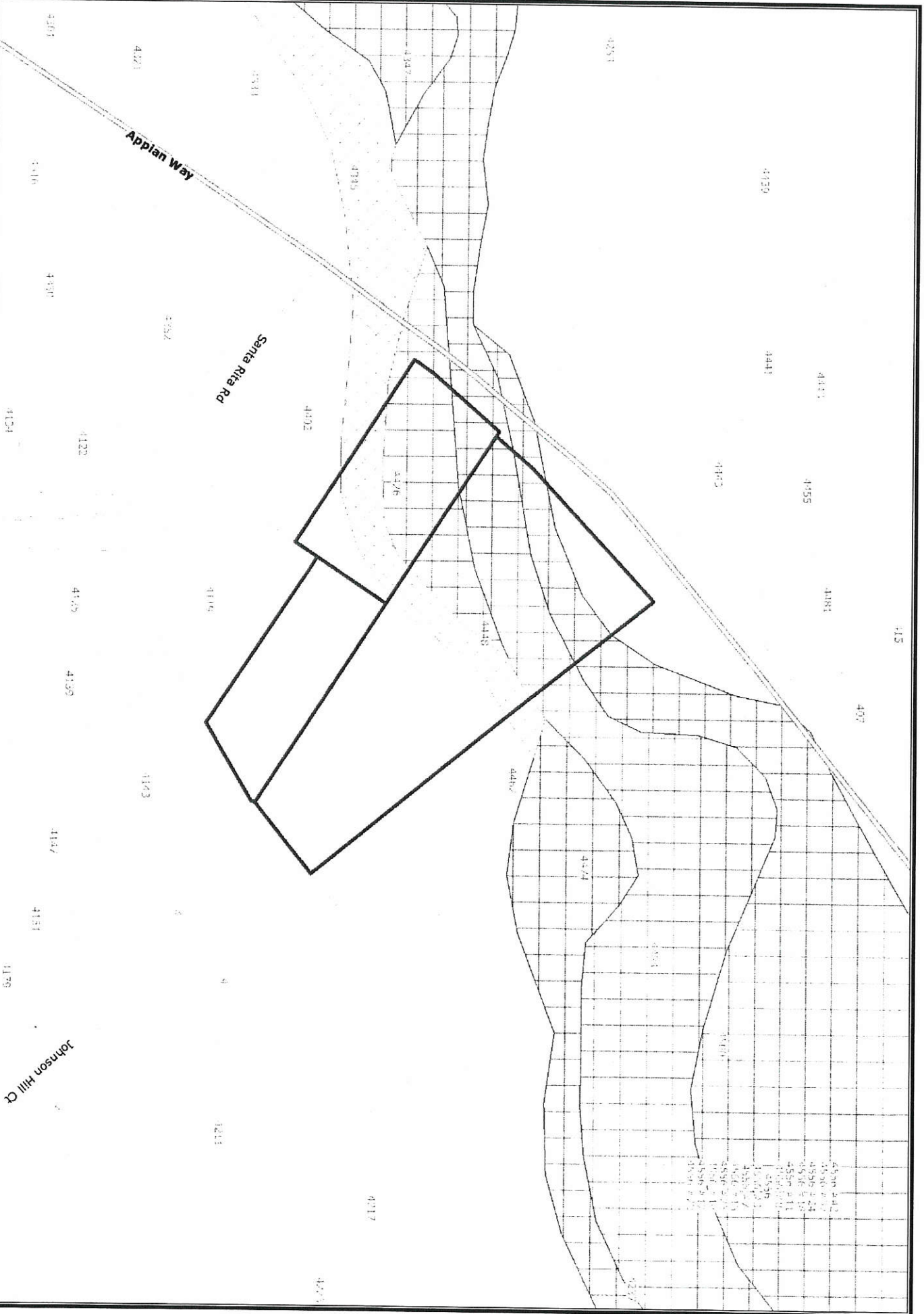
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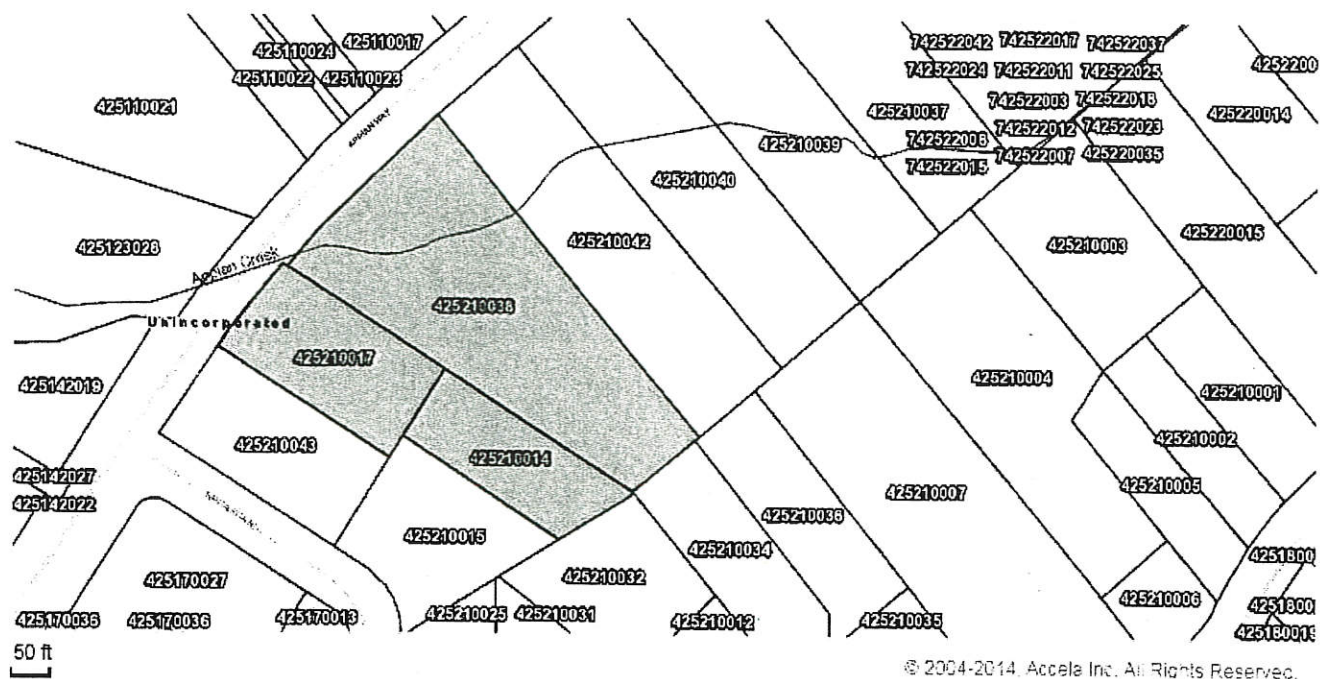


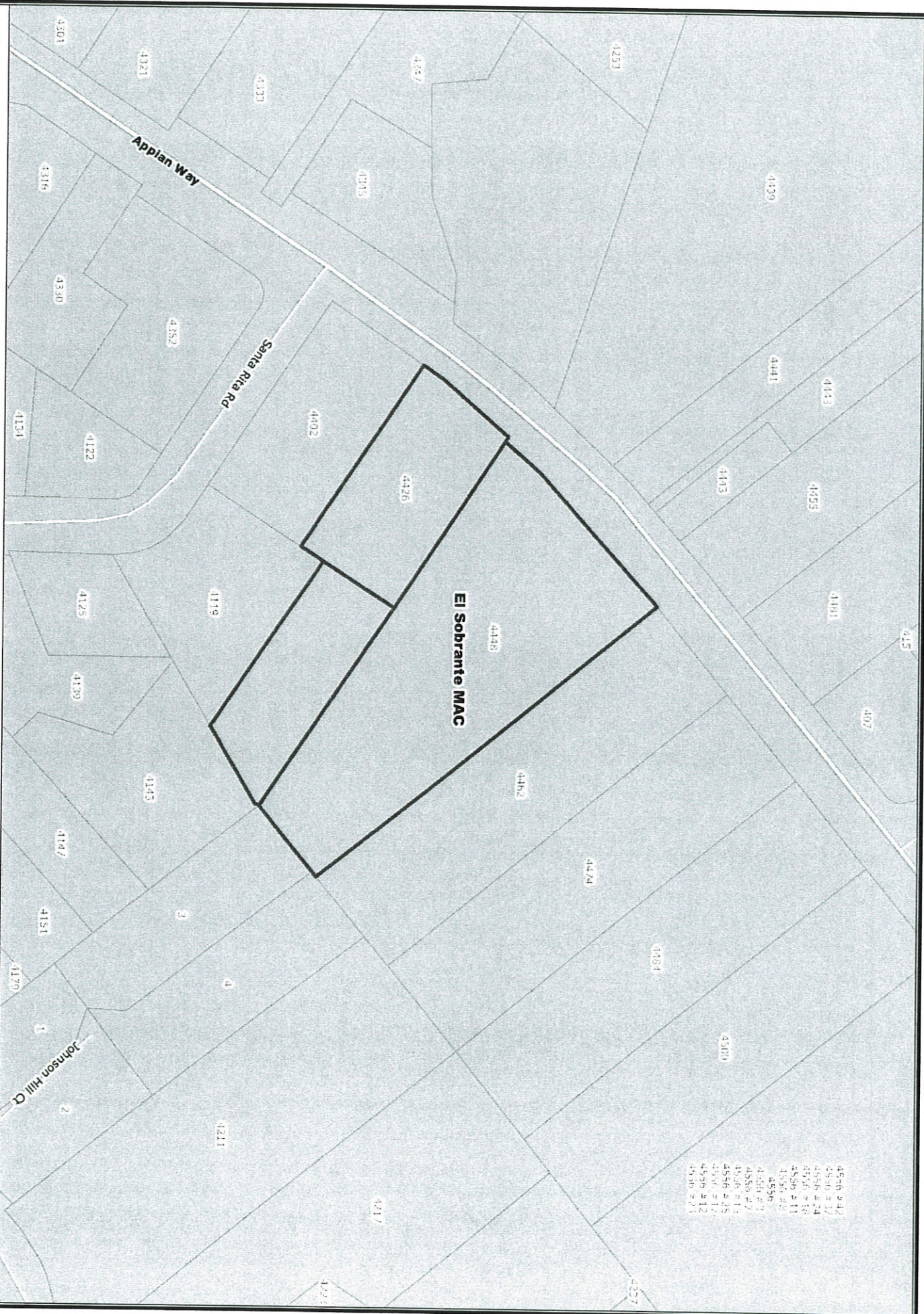
Flood Zones: AE, B, X

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Appian Creek



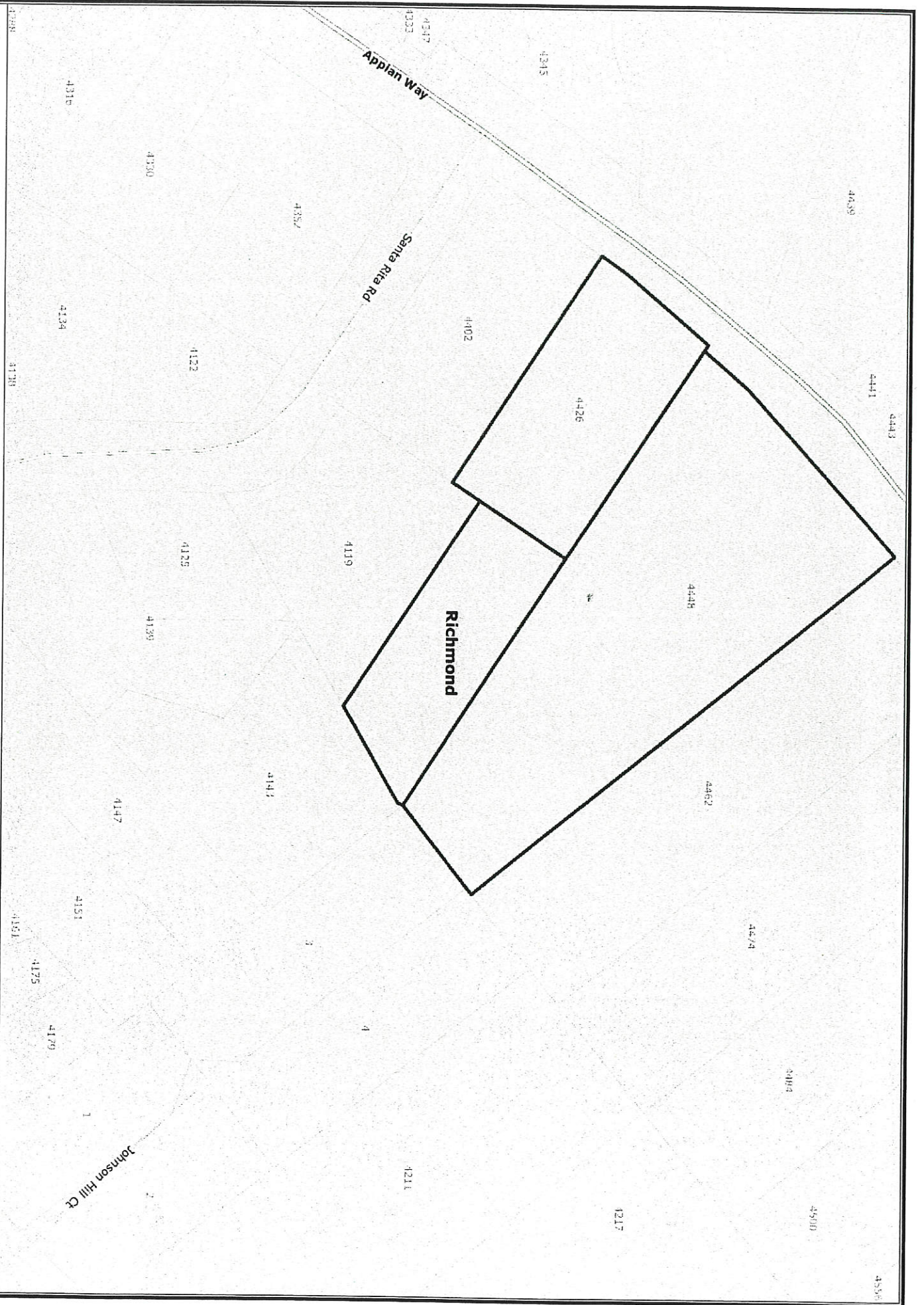


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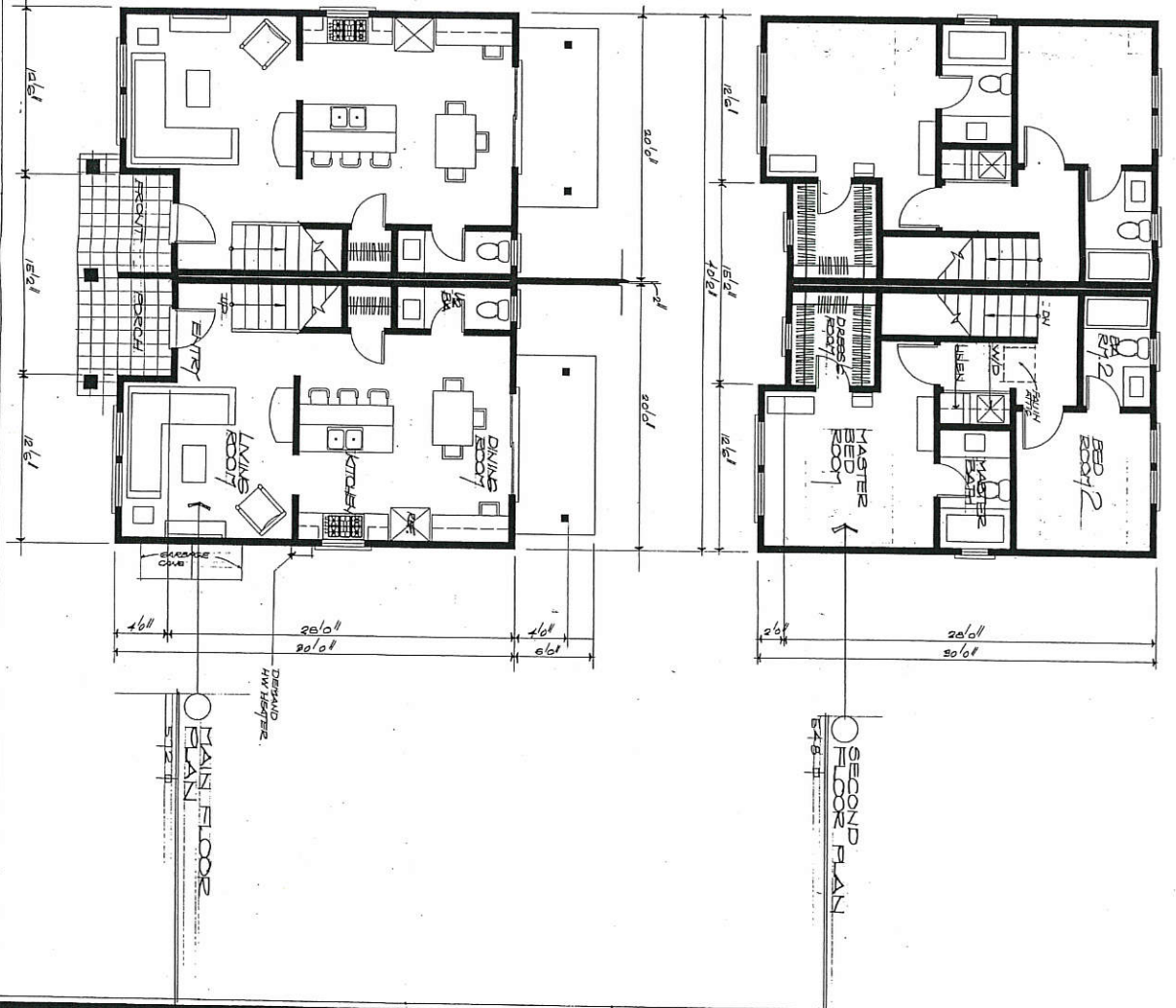




Aerial View (2011)

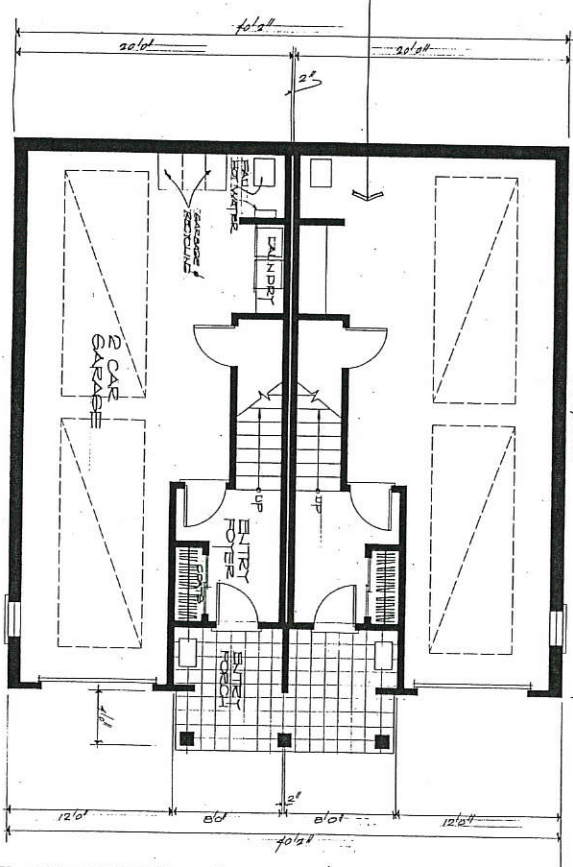
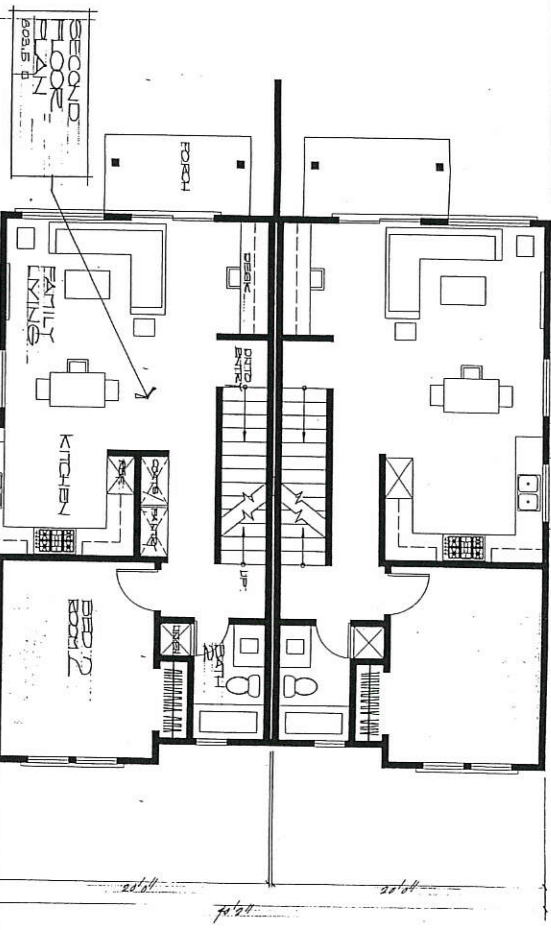
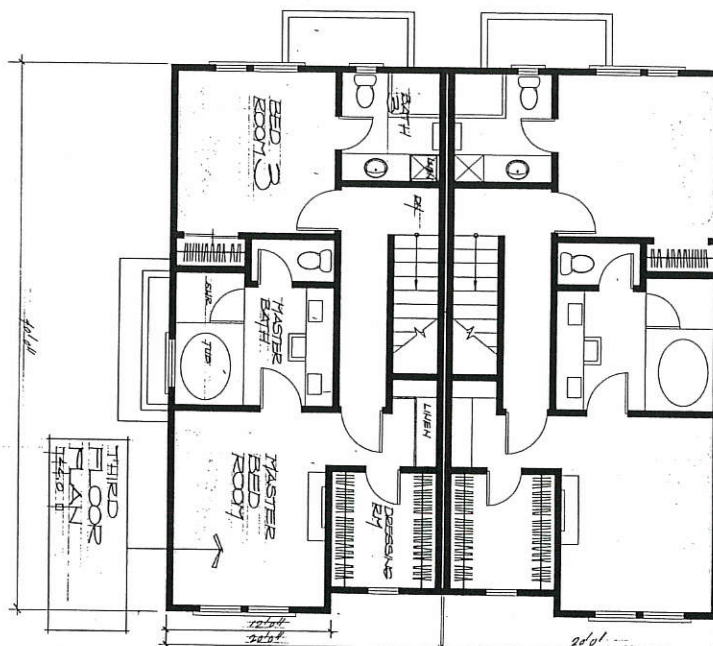
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Contra Costa Internet GIS Map
Printed: Feb 19, 2016 1:59:51 PM





APPIAN CREEK VILLAGIO
 4426 & 4448 APPIAN WAY
 EL SOBRANTE, CA

UNIT A MAIN AND SECOND FLOOR PLAN	
FLOOR PLAN SCALE: 1/4" = 1'-0" DATE: 12/1/03 DRAWN: [Signature] CHECKED: [Signature]	A2

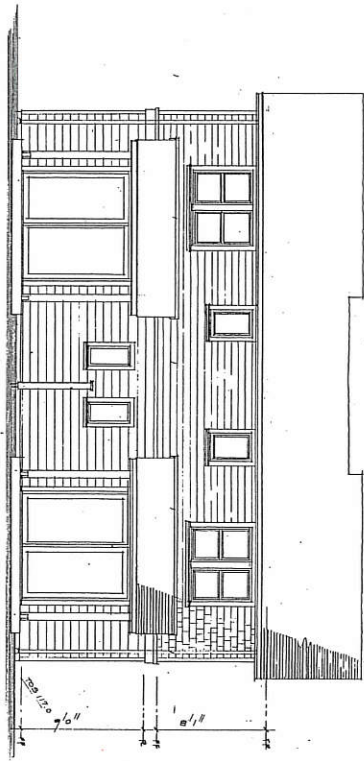


APPIAN CREEK VILLAGIO

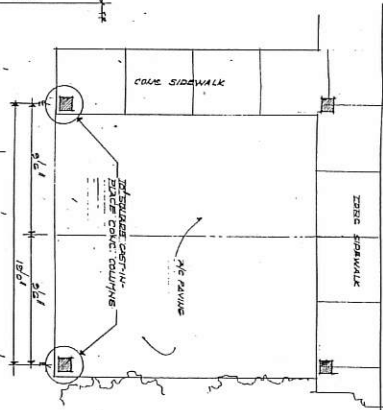
4426 & 4448 APPIAN WAY
EL SOBRANTE, CA

Sheet Contents	UNIT 13
FLOOR PLANS	GROUND SECOND AND THIRD
AREA	AREA
REVISIONS	REVISIONS
DATE	12/20/2015
BY	DR
REVISIONS	REVISIONS
Scale	1/4" = 1'-0"

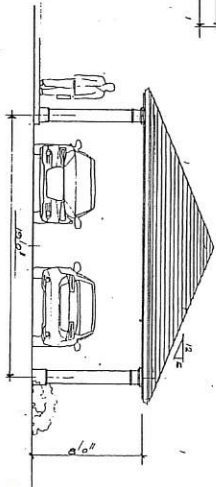
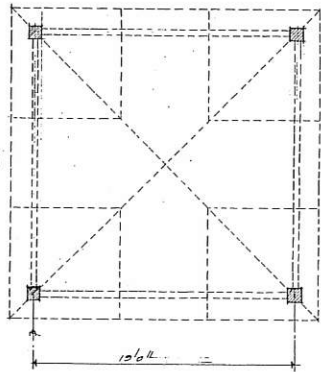
A3



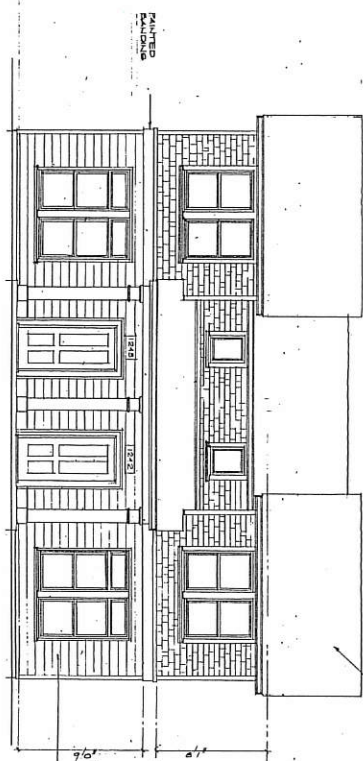
REAR ELEVATION



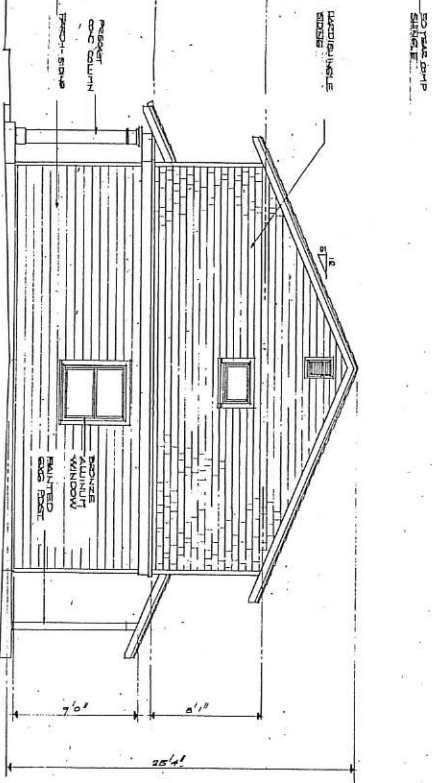
CABARET FLOOR PLAN



TYPICAL CABARET FLOOR PLAN AND ELEVATIONS



FRONT ELEVATION



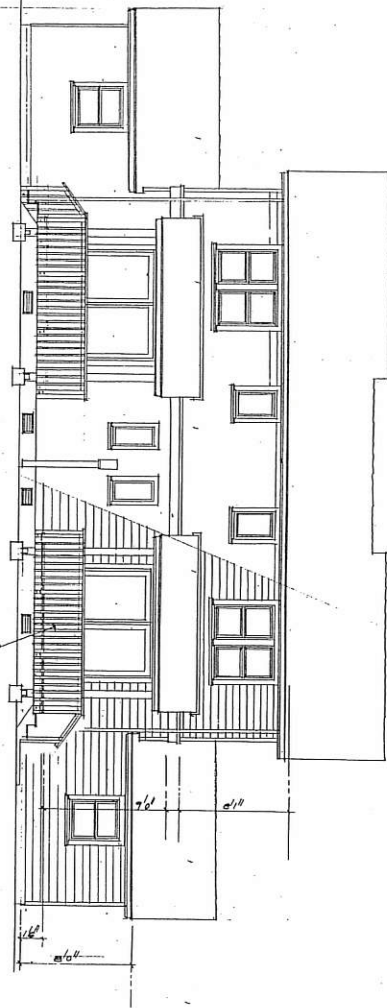
SIDE ELEVATION

APPIAN CREEK VILLAGIO
4426 & 4448 APPIAN WAY
EL SOBRANTE, CA

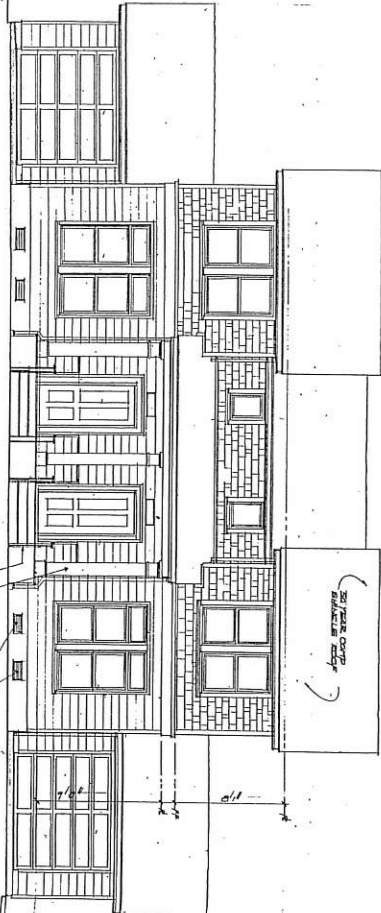
UNIT A
FRONT,
SIDE
AND
REAR
EXTERIOR
ELEVATIONS

Drawn By	12/15/2016
Revised By	1/4/17
Scale	1/4" = 1'-0"

A5



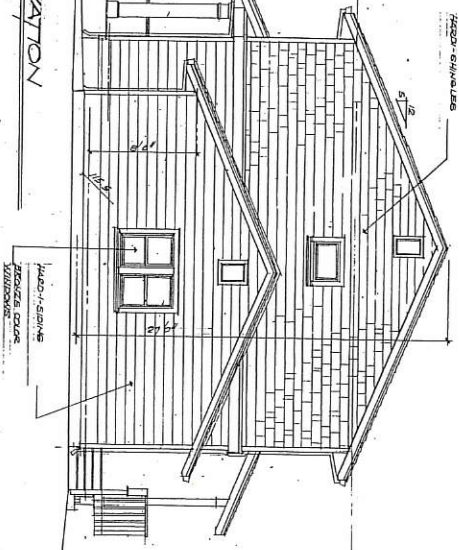
REAR
ELEVATION



FRONT
ELEVATION

FEEDBACK APPROVED 7/20/14
BUILDING DEPT. 7/20/14
PAINTED PERCHES
CONCRETE, GUTTER
IRON HAND
RAILING

SIDE
ELEVATION



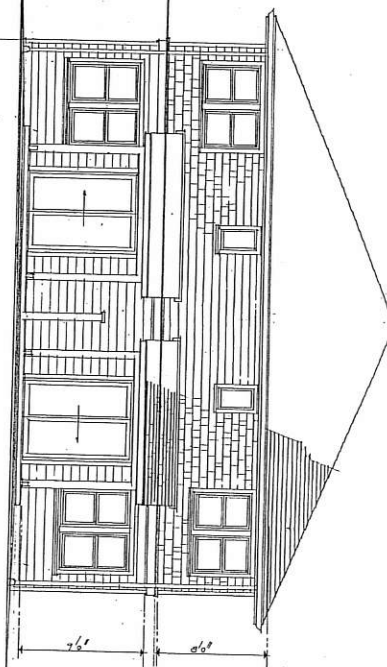
APPIAN CREEK VILLAGIO

4426 & 4448 APPIAN WAY
EL SOBRANTE, CA

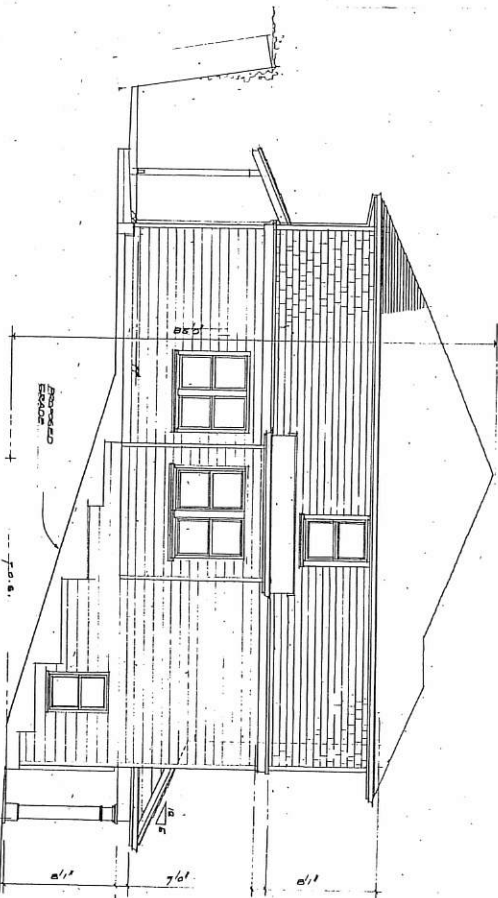
Sheet Contents
UNIT C
FRONT
SIDE
AND
REAR
EXTERIOR
ELEVATIONS

Date	7/17/14
Drawn	[Signature]
Revised	
Scale	1/4" = 1'-0"

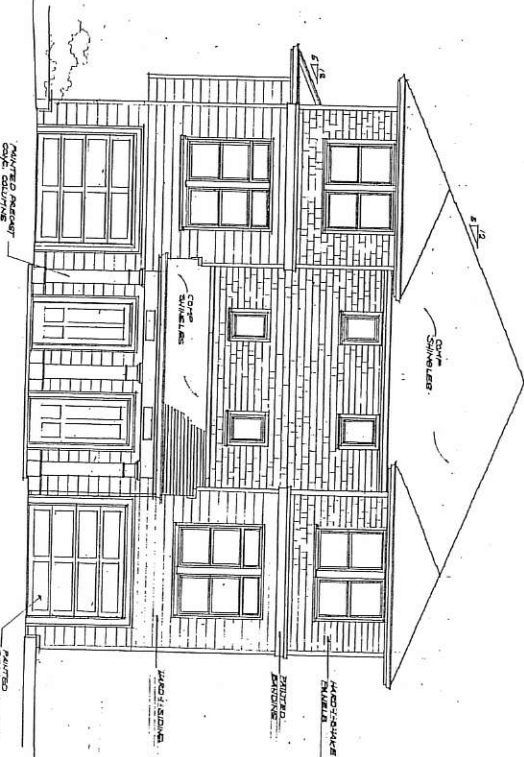
A6



REAR
ELEVATION



SIDE
ELEVATION



FRONT
ELEVATION

APPIAN CREEK VILLAGIO

4426 & 4448 APPIAN WAY
EL SOBRANTE, CA

Sheet Contents

UNIT B
FRONT
SIDE
REAR
EXTERIOR
ELEVATIONS

Date: 12/6/12
Job: Drawn: [Signature]
Revisions: [Table]

Scale: 1/4" = 1'-0"

A7

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 7, 2016

30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING
 - 2a. T-MOBILE c/o CORTEL (Applicant) - ARTHUR ROAD ASSOCIATES (Owner), County File #LP15-2050: The applicant requests approval of a land use permit to modify County File #LP09-2008, to allow modification of an existing T-Mobile wireless telecommunications facility. The subject property is located at 187 Arthur Road in the unincorporated Martinez area. (Zoning: Light Industrial, L-I) (Parcel Number: 380-051-042, 380-041-006, 380-062-017, and 380-062-021) JDT Staff Report

 - 2b. RANGANATH MADHABHUSHI (Applicant) - DONAHUE SCHRIBER (Owner), County File #LP15-2051: The applicant requests approval of a Land Use Permit / Development Plan to establish a 5 Guys Burgers and Fries restaurant in two adjoining vacant commercial spaces in the Alamo Plaza Shopping Center. 5 Guys would include 58 seats inside the restaurant and 22 outdoor seats. The project site includes Suites 190B and 190C located at Alamo Plaza in the Alamo area in unincorporated Contra Costa County. (Zoning: R-B Retail Business, S2 Sign Control Combining District) (Assessor's Parcel Number: 191-180-008) SM Staff Report

3. DEVELOPMENT PLAN: PUBLIC HEARING
 - 3a. JIM MATTISON FOR T-MOBILE (Applicant) - BEHRING GLOBAL EDUCATION FOUNDATION (Owner); County File #DP15-3042: The applicant is requesting approval of a Development Plan permit to renew and modify County File #DP96-3014 for the continued operation and modification of an existing T-Mobile telecommunications facility. The proposed modifications include adding three new panel antennas, adding three new RRUS, and upgrading the existing equipment cabinet. The subject site is located at 3700 Blackhawk Plaza Circle in the unincorporated Blackhawk area. (Zoning: Planned Unit District (P-1); APN: 203-780-070) DCB Staff Report

 - 3b. TONY VENTOSA (Applicant) - SANTOS F. HERNANDEZ (Owner), County File #DP15-3031. The applicant requests design review approval for a 926 square-foot two-story addition to the rear of an existing single-family residence on a substandard lot. The addition consists of two levels; the upstairs contains two bedrooms and a bathroom while a family room and powder room occupy the lower level. The project is located at 2995 Greenwood Drive in unincorporated San Pablo. (Zoning: R-6 Single-Family Residential (R-6)) (Assessor's Parcel Number: 416-021-022) AV Staff Report

 - 3c. JAKE TARTER (Applicant and Owner), County File #DP15-3037: The applicant requests approval of an Amended Final Development Plan increasing the number of units in the Arbor Springs subdivision from 16 town homes under Amended Final Development Plan DP00-3020 to 19 town homes, to allow development of a 3-unit townhouse building. DP00-3020 reduced the number of units in the original 22-unit subdivision that was approved under Final Development Plan DP91-3008. The application includes deviations from the M-12 Multiple Family Residential District standards for lot coverage, building height, side yard width, and rear yard width. The application also includes a request for a Tree Permit to remove five protected trees to accommodate future development of the townhouse building. The project site is located at 111 Flame Drive in the Pacheco area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 125-080-012) SM Staff Report

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MARCH 8, 2016
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Don Snyder
VICE-CHAIR: Duane Steele
COMMISSIONERS: Richard Clark, Marvin Terrell, Doug Stewart, Jeffrey Wright, Rand Swenson

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. ELECTION OF OFFICERS
 - 2a. The Commission will consider and may elect the officers of Chair and Vice Chair.
3. BOARD OF APPEALS: VARIANCE: PUBLIC HEARING
 - 3a. JOHNNY D. & DARCY D. SIMMONS (Applicants & Owners); County File #VR13-1034: This is an appeal of the Zoning Administrator's decision to deny a variance for a 1-foot 6-inch side yard (where 5 feet is the required minimum) and a 6-foot 6-inch aggregate side yard (where 15 feet is the required minimum) for the purpose of legalizing an existing 408 square-foot carport attached to the single-family residence. The subject site is located at 4017 Via de Flores in the unincorporated Martinez area. (Zoning: Single-Family Residential District (R-6); APN: 380-191-003) DCB Staff Report
4. GENERAL PLAN AMENDMENT: PUBLIC HEARING
 - 4a. 2005-2020 CONTRA COSTA COUNTY GENERAL PLAN – AMENDMENT TO THE GROWTH MANAGEMENT ELEMENT (County File: GP#16-0001): The proposed General Plan Amendment would revise the Growth Management Element of the 2005-2020 Contra Costa County General Plan to add the Contra Costa Transportation Authority (CCTA) Correspondence Table, which demonstrates consistency between the CCTA Measure J Model Growth Management Element and the County General Plan. The County Planning Commission will receive public comment on the proposed amendment to the County General Plan Growth Management Element and forward a recommendation to the Board of Supervisors. WRN Staff Report
5. STAFF REPORT:
6. COMMISSIONERS' COMMENTS:
7. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MARCH 22, 2016.